

**ATTACHMENT D**  
**WFH Annual Progress Report**  
**on Implementation of the Housing Element**  
General Plan Report requirement pursuant to  
Section 65400 of the Government Code

**RECEIVED**

FEB 28 2005

DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

Jurisdiction: City of Santa Clarita  
Address: 23920 Valencia Blvd, #2  
Contact: Heather Waldstein Title: Associate Planner  
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Report Period: 2002 To: 2004

The following should be included in the report:

**A. Progress in meeting Regional Housing Need**

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

**C. Progress toward mitigating governmental constraints identified in the housing element.**

**CITY OF SANTA CLARITA  
FISCAL YEAR 2002-2003  
GENERAL PLAN ANNUAL REPORT**

**Introduction**

The City of Santa Clarita incorporated on December 15, 1987, and the General Plan was adopted by the City Council on June 25, 1991. The City's General Plan consists of the following elements: Land Use; Housing; Community Design; Economic Development and Community Revitalization; Circulation; Human Resources; Public Services, Facilities and Utilities; Parks and Recreation; Open Space and Conservation; Air Quality; Noise; and Safety. As required by State law, this report summarizes the progress of planning activity made within any of these elements for the fiscal year beginning July 1, 2002, and ending June 30, 2003. The report includes completed General Plan amendments, major implementation accomplishments, growth management, mitigation monitoring and General Plan legislation.

**GENERAL PLAN AMENDMENTS**

The City of Santa Clarita periodically reviews its General Plan elements. The following outlines the status of amendments to General Plan elements during Fiscal Year 2002-03.

**Housing Element**

The Planning Division completed a draft Housing Element which reflected current demographic dated and included modifications to the City's housing programs, specifically adding five year objectives, addressing large family affordable housing, establishing a program to inventory land suitable for residential development, and identifying the governmental constraints on attaining affordable housing. However, upon adoption of the document in November 2001, the Housing and Community Development (HCD) requested revisions to bring the Element into compliance with State Housing Element law. Staff anticipates that the Housing Element will be revised and adopted during the 03-04 fiscal year.

**MAJOR IMPLEMENTATION ACCOMPLISHMENTS**

**A. Land Use Element**

**Schools**

The William S. Hart School District is constructing Golden Valley High School and expects to open the high school in August 2004. Bridgeport Elementary School, located within the Saugus Union School District was completed and opened fall 2002. Michael J. McGrath Elementary School, located within the Newhall School District was also completed and opened in fall 2002.

## Joint City-County Planning

Land Use Policy No. 1.9 of the General Plan states that the City shall "continue to pursue a policy of cooperation with Los Angeles County" with the intent to "preserve the character of the communities and the integrity of the Santa Clarita Valley." The primary and overriding goal of this program is to continue to promote consistent and sound planning, and enhance the quality of life in both the incorporated and unincorporated areas of the Santa Clarita Valley. Through County project monitoring, the City has become a liaison between Santa Clarita Valley residents and the County. As such, public participation in the land use planning and project approval process has been facilitated. During the 2002-03 fiscal year, some of the Los Angeles County projects that the City commented on were the following: Transit Mixed Concrete (a large mining operation adjacent to the Angeles National Forest and the Santa Clara River); dam improvements at Tick Canyon Wash; the Vasquez Water Main Project; and Somerset Summit by Dentec Holdings (98 residential units on 76 acres).

Also pursuing Land Use Policy 1.9, the City and County began working together in the 1999-2000 fiscal year on the preparation of a Joint Valleywide General Plan. This multi-year project, titled One Valley One Vision, allows for a shared vision as to how this Valley should and will evolve over the next 20 years as it deals with subjects such as new construction, infrastructure needs, transit services and recreation amenities. In summer 2000, the City of Santa Clarita, together with Los Angeles County, launched this project to develop a new Valleywide General Plan that will guide future planning and decision making for the entire Santa Clarita Valley over the next 20 years.

In Fiscal Year 2001-02, community input received from these outreach efforts was used to develop a draft vision statement and a series of guiding principles. The Vision and Guiding Principles articulate the City and County's approach to managing growth and planning for the future of the Valley. The principles focus on growth management, environmental resources, land use, housing, infrastructure, schools, public services and the local economy. On October 25, 2001, the public outreach and input phase of One Valley One Vision reached a milestone with an innovative community participation event called the Valley Congress. Over 75 persons representing each distinct Valley community, various agencies and special interest groups participated in the Valley Congress to discuss and provide input on the Vision and Guiding Principles that will serve as the foundation of the Valleywide General Plan. Approval of the Vision and Guiding Principles by both the City and County marks the conclusion of Phase II of the One Valley One Vision project.

In fiscal year 2002-03, phase III consisting of data collection, growth and economic trend analysis, and mapping of the Valley's physical characteristics and service areas was prepared in the Technical Background Report. This phase is important to establish a database of existing Valley features that will be used in Phase IV for the development of various Santa Clarita Valley land use build-out scenarios. The time horizon for this plan will extend to 2025. The community will select a preferred development plan for the Valley from these scenarios. During Phase III, water specialists, economists, traffic engineers, and land use planners, conducted field reconnaissance, collected data from Valley agencies and service organizations, and analyzed 24 issue areas ranging

from geology to education. A Geographic Information System was used to map such information as flood zones, fault lines, land uses, utilities, schools, roadways, parks, environmentally-sensitive areas, and ridgelines.

In addition to describing the existing characteristics and conditions of the Planning Area, the Technical Background Report also identifies future development demands and constraints, where appropriate. The Technical Background Report lays the groundwork for policy development on the full range of environmental, land use and public service issues.

## **B. Circulation Element**

The City's Circulation Element calls for the extension of Golden Valley Road. As a major arterial, the roadway will be six lanes. The project includes three phases, two of which the City will complete and one of which will be completed by the developer of the Santa Clarita Business Park. Golden Valley Road between Sierra Highway and Centre Pointe Parkway was constructed and opened in the 2002-03 fiscal year. The road will ultimately connect State Route 14 to Soledad Canyon Road via a grade separated interchange. In the future, the road will cross the Santa Clara River and connect to Newhall Ranch Road to help create a new Cross Valley Connector.

The City began the preparation of an Environmental Impact Report (EIR) for the extension of Newhall Ranch Road between Bouquet Canyon Road and the future Golden Valley Road. Newhall Ranch Road is a major arterial, commonly referred to as the Cross-Valley Connector. The EIR will also include a portion of Golden Valley Road and the Golden Valley Road Bridge over the Santa Clara River, north of Soledad Canyon Road. In addition, the City began the preparation of an EIR for Newhall Ranch Road between Interstate 5 and Copperhill Drive. Completion of the EIR is expected during the 2004-05 fiscal year for public review and certification by the City Council. Construction of the roadway is anticipated for the 2005-06 fiscal year.

## **C. Housing Element**

### **Affordable Housing**

During the 2001-02 fiscal year, a project for the development of a 200-unit affordable senior housing project within the community of Canyon Country was approved by the City Council. The project included a zone change and General Plan amendment and will provide 200 units of low-income senior housing. The project also included an impact fee reduction of \$946,482 which results in a 55% reduction in Bridge and Thoroughfare District Fees, a 30% reduction in Parkland Dedication Requirement Fees, and a 25% reduction in Transit Impact Fees. The project will provide opportunities to seniors in the Santa Clarita Valley to live within the community of Canyon Country in affordable apartments with on-site amenities. The income levels of potential residents will be restricted to low-income seniors which is consistent and encouraged by several goals in the Housing Element. Project built-out and occupancy occurred during the 2002-03 fiscal year.

A City housing policy was initiated in 1995. Several programs have been implemented since then, with the goals of assisting residents in finding affordable housing, furthering home ownership and preserving existing housing stock. Programs administered in FY 2002-03 are:

1. Mortgage Credit Certificate Program

This is a program where qualified applicants may seek assistance as first time home buyers. It is administered through Los Angeles County, and no Santa Clarita households were assisted in FY 2002-03.

2. Handy Worker Program

This program provides funds for minor home repairs to owner and renter occupied single-family homes within the City. Approximately 124 households were served with a total appropriation of \$180,000. In addition, \$38,523 was appropriated for the City's Residential Rehabilitation Program which assisted seven households.

3. Emergency Homeless Shelter

The City provided a location, utilities and a \$15,000 grant of CDBG monies toward operating expenses of an emergency homeless shelter in the Via Princessa Metrolink located in Canyon Country. This shelter is open approximately three months the year during the winter months.

4. First Time Home Buyer (FTHB) Program

This program provided two loans totaling \$117,227 in the 2002-03 fiscal year.

5. Senior Housing Advocate

The City of Santa Clarita continues to provide funding to the Newhall Senior Center to advocate for senior housing and provide counseling for seniors on housing issues. The City allocated \$48,000 for these housing services for seniors in FY 2002-03.

6. Peer Counseling for Single Head of Households

The City of Santa Clarita allocated \$15,000 toward assisting 103 households for the Single Mothers Outreach in providing peer counseling-resource management information to assist single head of households.

7. Los Angeles County Road Service Center

The City of Santa Clarita allocated \$31,000 to the Los Angeles Service Center in FY 2002-

03. Forty –five families received emergency housing intervention services.

8. Fair Housing Services

The City of Santa Clarita contracts with the San Fernando Valley Fair Housing Council to help those households who have housing discrimination complaints. The City allocates \$16,000 per year for these services. The complaints received from City residents result in approximately eight active case files in 2002-03.

9. Affordable Housing Brochure

An Affordable Housing Brochure is published by the City and provides information on affordable housing units and services provided in the City. This brochure includes referrals to other agencies.

In addition to these programs, the City has a Manufactured Home Rent Adjustment Procedures Ordinance that regulates the rent increase within mobilehome parks. The ordinance permits yearly increases between 3 – 6% based on the annual Consumer Price Index (CPI). The ordinance also regulates the rent increases for mobilehomes vacated by sale. These regulations help to protect affordable rents for mobilehome parks.

**D. Open Space**

The City developed an Open Space Acquisition Plan to implement Goal 1 of the City's Open Space and Conservation Element of the General Plan which states "to preserve the special natural features which define the Santa Clarita planning area and give it its distinct form and identity." More specifically, the plan implements Policy 1.8 which states "identify and prioritize open space lands which should be held in public trust and seek acquisition and the means to gain control of such land" and Policy 1.14 which states "encourage the preservation of the National Forest and open spaces surrounding the City through regular meetings with Los Angeles County Regional Planning Department, alliances with other cities and environmental groups and utilizing our congressional and state legislative delegations." The plan proposes to protect and preserve open space within the Santa Clarita Valley. This plan intends to assist in the creation of "green belts," acquiring and maintaining open space properties with greatest economic, strategic and natural resource value; and enhance partnerships between the City and other agencies. The City Council adopted this plan on August 27, 2002.

**E. Community Design Element**

Goal 2 of the Community Design Element states "to encourage design excellence in the development of all public and private projects in the City." The City Council adopted the Architectural Design Guidelines on December 11, 2002. This plan serves as a tool for developers and property owners to address community demands while balancing the project economics and achieve consistent, high quality architectural design for developments and private improvements

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throughout the City. The guidelines include recommendations for developers and property owners to address building height, architectural styles, building orientation, massing, and material and colors. In addition, these guidelines have provided staff with the resources to thoroughly review project architecture and thereby reduced the amount of design review which is outsourced to the City's Design Consultant.

## **Redevelopment**

A redevelopment plan was adopted by the City Council in July 1997. The City Council, acting as the Redevelopment Agency, appointed a redevelopment committee to make recommendations to the Agency on redevelopment matters. During this fiscal year, the Redevelopment Agency generated \$745,751 in tax increment from Los Angeles County.

The following occurred in the redevelopment area in FY 2002-2003:

### **1. City Events**

The Newhall area merchants successfully supported four events within the downtown area last year: The Walk of Western Stars plaque unveiling ceremony, which unveiled four new plaques; the 4th of July parade; the Newhall Street Faire; and the Festival of Holidays which sponsored the Metrolink Toy Train and a children's holiday parade.

## **F. Additional General Plan Accomplishments**

### **1. Specific Plans**

The North Valencia Specific Plan (NVI), was completed in 1997 implementation began during the 1998-99 fiscal year. The Specific Plan area is approximately 1.3 square miles and as the area developed, improvements including: the expansion of Newhall Ranch Road, McBean Parkway and Bouquet Canyon Road, south of Newhall Ranch Road into eight-lane roadways; the dedication of 65 acres of river open space and the construction of a five mile river trail; and a new community park were completed. Furthermore, a new elementary school located within the Saugus Union Elementary School District opened in 2002. These improvements to public facilities and infrastructure implemented numerous General Plan policies that require development to ensure that public facilities, including schools, roadways and other services are expanded to serve the needs of new developments.

Approval of a four dealership auto mall within the Pony League sub-area of the North Valencia Specific Plan occurred in fiscal year 02-03. As part of project implementation, Cinema Drive will be extended west of Valencia Boulevard to the Hart Pony ball fields in accordance with the specifications of the North Valencia Specific Plan. Other capital improvements including a deceleration lane and improved Class I bike lane and a trail system around the site connecting the equestrian trail to the Santa Clara River and the South Fork of the Santa Clara River will be provided.

The North Valencia 2 Specific Plan and annexation was completed in 2000 and implementation began in the 2001-02 fiscal year. The specific plan covers approximately 596 gross acres of land. The implementation of the specific plan is supported by several goals outlined in the City's General Plan. Roadway improvements within this area include the extension of Copperhill Road to Interstate 5 that will improve the circulation through the northern portion of the City.

Valencia Village, a 28,500 square foot retail center was approved and construction is anticipated to be complete during the 03-04 fiscal year. This center, located across from Valencia High School, will provide a variety of retail for residents within the north Valencia community. A swim and tennis club proposal was also submitted that would provide recreational uses for the community. Approval and construction is anticipated for the 2003-04 fiscal year. Hidden Creek, a 278 unit active adult community project, William Lyon Homes, a 141 triplex residential project and Warmington Homes, a 292 single-family tract was approved this past fiscal year. These projects will include River Trail and roadway improvements. Construction will begin in the 2003-04 fiscal year.

## 2. Annexations

- a. Towsley Canyon – The City submitted an application to LAFCO in June of 2000 requesting an annexation of approximately 60 acres in Towsley Canyon. The annexation area is located west of Interstate 5 and Calgrove and is unpopulated. The City Council adopted stormwater fees during the 1999-2000 fiscal year and approval of the annexation by LAFCO is anticipated during the 2003-04 fiscal year.
- b. California Canyons – The City submitted an application for the annexation of 43.1 acres with 70 single family residences to LAFCO during the 2001-02 fiscal year. The estimated population is 216 residents. The prezone was approved by the City Council in the 1997-98 fiscal year and the stormwater fees were adopted during the 2001-02 fiscal year. The application is pending resolution of issues pertaining to the City's assessment of various fees. The City anticipates approval of the annexation during the 2004-05 fiscal year.
- c. Stonecrest – The City submitted an application for the annexation of 453 residential units on approximately 215 acres of land west of Pinetree, north of State Route 14 to LAFCO during the 2001-02 fiscal year. The estimated population is 1,178 residents. The stormwater fees and prezone were adopted by the City Council during the 2001-02 fiscal year. Prior to the completion of the Stonecrest annexation, the upper Stonecrest area inquired about incorporating into the City. Staff is in process of evaluating this request and expects to modify the LAFCO application in the 04-05 fiscal year.

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## SUMMARY OF INFRASTRUCTURE IMPROVEMENTS

The General Plan is structured around the philosophy of "pay as you go" to help ensure that adequate infrastructure is provided along with new development. The following is a list of infrastructure improvements, made within the past year and is indicative of the level of attention being given to improving the local infrastructure:

### 1. Public Works - Capital Improvements

#### ANNUAL PROGRAMS

- a. Access ramp improvements
- b. Sidewalk replacement
- c. Street slurry seal and overlay program
- d. Traffic signal installation
- e. Flowline repair
- f. Median modification program
- g. New sidewalk construction

### 2. Parks, Recreation, and Community Services

#### MAJOR PROJECTS

- a. Construction of the Santa Clarita Aquatics Center
- b. Bouquet Canyon Road Corridor Beautification
- c. Construction of Oak Spring Canyon Park
- d. Construction of the Placerita Canyon Trail
- e. Purchase of the Whitney Canyon Open Space (JPA)

\*With the completion of these parks, the total park acreage will increase from 194 acres to 220.6 acres.

## GENERAL PLAN MITIGATION MONITORING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) prepared for the General Plan EIR brings together all mitigation measures (largely developed as goals and policies) identified for each environmental issue analyzed in the EIR, identifies implementation measures and sets timelines. The City's progress is as follows:

### A. General Plan Annual Report

Preparation of this report serves as a reminder of the implementation obligations.

### B. Report on Housing Element Program Implementation

The Housing Element, unlike the other General Plan elements, consists of programs, rather than implementation measures to facilitate affordable housing. The City is currently working with a consultant to revise the Housing Element and the housing programs. The City anticipates the updated Housing Element will be certified by the Housing and Community Development Department by the end of the 2002-03 fiscal year.

**C. Coordination with Special Districts, County and Regional Governmental Agencies to Ensure Balance of Development with Provision of Services and Compliance with Regional Transportation and Air Quality Goals**

The following activities are ongoing:

1. Each new development application is circulated for review by approximately 20 agencies to determine the effects on service providers and infrastructure capacity.
2. Joint City-County fire facility fees are reviewed and revised annually.
3. The City is continuing its participation in the Santa Clara River Watershed Management Plan with numerous other agencies to inventory and develop management plans for the entire Santa Clara River watershed.
4. The City continues to work with the SCAG. This action will promote regional interaction between the Santa Clarita Valley.
5. The programs mentioned under Joint City/County Planning also involved SCAG as either a funding, or participating party.
6. The City regularly provides comments to the Sanitation Districts that serve the Santa Clarita Valley to ensure that accurate information is provided to the District and that the City Council is aware of the Districts' agendas.

**GENERAL PLAN LEGISLATION**

To keep current of General Plan requirements, the City must annually review new legislation affecting general plans. The City Attorney notifies the Planning Division of new legislation to ensure compliance with state planning laws.

**CITY OF SANTA CLARITA  
FISCAL YEAR 2003-2004  
GENERAL PLAN ANNUAL REPORT**

**Introduction**

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**GENERAL PLAN AMENDMENTS**

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**Housing Element**

The Planning Division completed a draft Housing Element which reflected current demographic data and included modifications to the City's housing programs, specifically adding five year objectives, addressing large family affordable housing, establishing a program to inventory land suitable for residential development, and identifying the governmental constraints on attaining affordable housing. However, upon adoption of the document in November 2001, the Housing and Community Development (HCD) requested revisions to bring the Element into compliance with State Housing Element law. After revising the Housing Element as directed by HCD, the City Council adopted the Housing Element on May 25, 2004. The updated Housing Element was then certified by the State Department of Housing and Community Development on August 13, 2004. On November 16, 2004, a Housing Element Implementation Study Session before the Planning Commission occurred to provide the Commission with information regarding the updated element.

**MAJOR IMPLEMENTATION ACCOMPLISHMENTS**

**A. Land Use Element**

**Schools**

The William S. Hart School District is constructing Golden Valley High School and expects to open in August 2004.

## **Joint City-County Planning**

Land Use Policy No. 1.9 of the General Plan states that the City shall "continue to pursue a policy of cooperation with Los Angeles County" with the intent to "preserve the character of the communities and the integrity of the Santa Clarita Valley." The primary and overriding goal of this program is to continue to promote consistent and sound planning, and enhance the quality of life in both the incorporated and unincorporated areas of the Santa Clarita Valley. Through County project monitoring, the City has become a liaison between Santa Clarita Valley residents and the County. As such, public participation in the land use planning and project approval process has been facilitated. During the 2003-04 fiscal year, some of the Los Angeles County projects that the City commented on were the following: Transit Mixed Concrete (a large mining operation adjacent to the Angeles National Forest and the Santa Clara River); and Meadow Peak (479 unit residential development).

Also pursuing Land Use Policy 1.9, the City and County began working together in the 1999-2000 fiscal year on the preparation of a Joint Valleywide General Plan. This multi-year project titled One Valley One Vision, allows for a shared vision as to how this Valley should and will evolve over the next 20 years as it deals with subjects such as new construction, infrastructure needs, transit services and recreation amenities. In summer 2000, the City of Santa Clarita, together with Los Angeles County, launched this project to develop a new Valleywide General Plan that will guide future planning and decision making for the entire Santa Clarita Valley over the next 20 years.

In Fiscal Year 2001-02, community input received from these outreach efforts was used to develop a draft vision statement and a series of guiding principles. The Vision and Guiding Principles articulate the City and County's approach to managing growth and planning for the future of the Valley. The principles focus on growth management, environmental resources, land use, housing, infrastructure, schools, public services and the local economy. On October 25, 2001, the public outreach and input phase of One Valley One Vision reached a milestone with an innovative community participation event called the Valley Congress. Over 75 persons representing each distinct Valley community, various agencies and special interest groups participated in the Valley Congress to discuss and provide input on the Vision and Guiding Principles that will serve as the foundation of the Valleywide General Plan. Approval of the Vision and Guiding Principles by both the City and County marks the conclusion of Phase II of the One Valley One Vision project.

In fiscal year 2002-03, phase III consisting of data collection, growth and economic trend analysis, and mapping of the Valley's physical characteristics and service areas was prepared in the Technical Background Report. This phase is important to establish a database of existing Valley features that will be used in Phase IV for the development of various Santa Clarita Valley land use build-out scenarios. The time horizon for this plan will extend to 2025. The community will select a preferred development plan for the Valley from these scenarios. During Phase III, water specialists, economists, traffic engineers, and land use planners, conducted field reconnaissance,

collected data from Valley agencies and service organizations, and analyzed 24 issue areas ranging from geology to education. A Geographic Information System was used to map such information as flood zones, fault lines, land uses, utilities, schools, roadways, parks, environmentally-sensitive areas, and ridgelines.

In addition to describing the existing characteristics and conditions of the Planning Area, the Technical Background Report also identifies future development demands and constraints, where appropriate. The Technical Background Report lays the groundwork for policy development on the full range of environmental, land use and public service issues.

During the 03-04 fiscal year, research and evaluation was completed in conjunction with the data prepared and collected by SCAG to determine final population and employment growth projections for the Planning Area. This data will be combined with developed themes and philosophies and the corresponding standards and criteria from which to create two different alternative general plan maps that will be considered in addition to the current general plan map. These map alternatives will be created in fiscal year 04/05. The themes and philosophies will be consistent with the Guiding Principles developed in Phase II and the standards and criteria will indicate how these themes will impact physical development in the Planning Area. In addition, a comprehensive study of developed and entitled parcels was completed and mapped.

## **B. Circulation Element**

The City's Circulation Element calls for the extension of Golden Valley Road. As a primary arterial, the roadway will be six lanes. The project includes three phases, two of which the City will complete and one of which will be completed by the developer of the Santa Clarita Business Park. Portions of the roadway are already completed and the road will ultimately connect State Route 14 to Newhall Ranch Road, which then connects to Interstate 5. In the future, the Golden Valley Road will cross the Santa Clara River, where it will connect to the future Newhall Ranch Road.

The Environmental Impact Report (EIR) for the extension of Newhall Ranch Road between Bouquet Canyon Road and the future Golden Valley Road is underway. Newhall Ranch Road is a major arterial, commonly referred to as the Cross-Valley Connector. The EIR will also include the Golden Valley Road Bridge over the Santa Clara River, north of Soledad Canyon Road. This is the connection between Golden Valley Road and Newhall Ranch. Once this is completed, most of the Cross Valley Connector will be in place to provide access through the City from State Route 14 to Interstate 5. All the technical studies for the roadway have been submitted and the City is awaiting review and approval. After approval of the technical studies is obtained, the Draft EIR will be completed and public circulation will begin. In addition, the City started the preparation of an EIR for Newhall Ranch Road between Interstate 5 and Copperhill Drive. Completion of the EIR is expected during the 2004-05 fiscal year for review and certification by the City Council. Construction of the roadway is anticipated for the 2005-06 fiscal year.

## **C. Housing Element**

### **Affordable Housing**

A City housing policy was initiated in 1995. Several programs have been implemented since then, with the goals of assisting residents in finding affordable housing, furthering home ownership and preserving existing housing stock. Programs administered in FY 2003-04 are:

1. Mortgage Credit Certificate Program

This is a program where qualified applicants may seek assistance as first time home buyers. It is administered through Los Angeles County, and no Santa Clarita households were assisted in FY 2003-04.

2. Handy Worker Program

This program provides funds for minor home repairs to owner and renter occupied single-family homes within the City. Approximately 117 households were served with a total appropriation of \$200,000. In addition, \$35,152 of CDBG funds was appropriated for the City's Residential Rehabilitation Program which assisted seven households.

3. Emergency Homeless Shelter

The City provided a location, utilities and a \$31,000 grant of CDBG monies toward operating expenses of an emergency homeless shelter in the Via Princessa Metrolink located in Canyon Country. The City also facilitated other fund raising efforts for the non-profit group that operates the shelter. This shelter is open approximately three months the year during the winter months. The City is presently assisting the non-profit group in their efforts to find a permanent location for a homeless shelter in Santa Clarita.

4. First Time Home Buyer (FTHB) Program

Using Program Income from repaid State and Federal HOME loans, the City provided two First-Time Homebuyer deferred-payment second mortgages totaling \$118,000 in the 2003-04 fiscal year.

5. Senior Housing Advocate

The City of Santa Clarita continues to provide funding to the Newhall Senior Center to advocate for senior housing and provide counseling for seniors on housing issues. The City allocated \$48,000 for these housing services for seniors in FY 2003-04.

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6. Peer Counseling for Single Head of Households

The City of Santa Clarita allocated \$7,500 toward assisting the Single Mothers Outreach in providing peer counseling-resource management information to assist single head of households.

7. Fair Housing Services

The City of Santa Clarita contracts with the San Fernando Valley Fair Housing Council to help those households who have housing discrimination complaints. The City allocates \$16,000 per year for these services. The complaints received from City residents result in approximately six active case files in 2003-04.

8. Affordable Housing Brochure

An Affordable Housing Brochure is published by the City and provides information on affordable housing units and services provided in the City. This brochure includes referrals to other agencies.

In addition to these programs, the City has a Manufactured Home Rent Adjustment Procedures Ordinance that regulates the rent increase within mobilehome parks. The ordinance permits yearly increases between 3 – 6% based on the annual Consumer Price Index (CPI). The ordinance also regulates the rent increases for mobilehomes vacated by sale. These regulations help to protect affordable rents for mobilehome parks.

## **Redevelopment**

A redevelopment plan was adopted by the City Council in July 1997. The City Council, acting as the Redevelopment Agency, appointed a redevelopment committee to make recommendations to the Agency on redevelopment matters. During this fiscal year, the Redevelopment Agency generated \$1,040,724 in tax increment from Los Angeles County.

The following occurred in the redevelopment area in FY 2003-2004:

1. City Events

The Newhall area merchants successfully supported four events within the downtown area last year: The Walk of Western Stars plaque unveiling ceremony, which unveiled four new plaques; the 4th of July parade; the Newhall Street Faire; and the Festival of Holidays which sponsored the Metrolink Toy Train and a children's holiday parade.

#### **D. Additional General Plan Accomplishments**

##### **1. Specific Plans**

The North Valencia Specific Plan (NVD), was completed in 1997 and began implementation in the 1998-99 fiscal year. It comprises approximately 1.3 square miles and the improvements associated with the construction of the North Valencia Specific Plan area include: expansion of Newhall Ranch Road into an eight-lane major highway; expansion of McBean Parkway to an eight-lane facility through the Specific Plan area; expansion of Bouquet Canyon Road, south of Newhall Ranch Road into an eight-lane facility; the dedication of 65 acres of river open space; construction of five miles of river trail; and the start of a new community park on Newhall Ranch Road. The North Valencia Specific Plan area included a site for Bridgeport Elementary School which opened in 2002. Bridgeport Elementary School is located within the Saugus Union School District. Provisions for infrastructure expansion including roadway improvements and the elementary school is consistent with General Plan policies to ensure that public facilities, including schools, roadways and other services are expanded to serve the needs of new developments.

Approval of a four dealership auto mall within the Pony League sub-area of the North Valencia Specific Plan occurred in fiscal year 02-03. During fiscal year 03-04, the rough grading for the four dealerships and the Cinema Drive extension west of Valencia Boulevard to the Hart Pony ball fields was started and will be completed early in the 04-05 fiscal year. Other capital improvements including a deceleration lane and improved Class I bike lane and a trail system around the site connecting the equestrian trail to the Santa Clara River and the South Fork of the Santa Clara River were also started as part of the auto mall implementation.

The North Valencia 2 Specific Plan and annexation was completed in 2000 and implementation began in the 2001-02 fiscal year. The specific plan covers approximately 596 gross acres of land. The implementation of the specific plan is supported by several goals outlined in the City's General Plan. Roadway improvements within this area include the extension of Copperhill Road to Interstate 5 that will improve the circulation through the northern portion of the City. This roadway extension requires the certification of an EIR, which will begin public review in the 2004-05 fiscal year.

Valencia Village, a 28,500 square foot retail center that will be located was approved and construction was completed during the 03-04 fiscal year. This center, located across from Valencia High School, will provides a variety of restaurant and retail for residents within the north Valencia community. Other residential tracts, including Hidden Creek, a 278 unit active adult community project and Warmington Homes, a 292 single-family tract are under construction and will begin occupying during the next fiscal year.



## 2. Annexations

- a. Towsley Canyon – The City submitted an application to LAFCO in June of 2000 requesting an annexation of approximately 60 acres in Towsley Canyon. The annexation area is located west of Interstate 5 and Calgrove and is unpopulated. The City Council adopted stormwater fees during the 1999-2000 fiscal year and LAFCO approved the annexation June 11, 2003.
- b. California Canyons – The City submitted an application for the annexation of 43.1 acres with 70 single family residences to LAFCO during the 2001-02 fiscal year. The estimated population is 216 residents. The prezone was approved by the City Council in the 1997-98 fiscal year and the stormwater fees were adopted during the 2001-02 fiscal year. The application is pending resolution of issues pertaining to the City's assessment of various fees. The City anticipates approval of the annexation during the 2004-05 fiscal year.
- c. Stonecrest – The City submitted an application for the annexation of 425 residential units on 215.9 acres of land west of Pinetree, north of State Route 14 to LAFCO during the 2001-02 fiscal year. The estimated population is 1,178 residents. The stormwater fees and prezone were adopted by the City Council during the 2001-02 fiscal year. The City anticipates approval of the annexation during the 2004-05 fiscal year.
- d. Northpark – The City initiated the annexation at the request of the majority of the property owners within the Northpark community. The annexation would consist of 501 acres, with a total of 2,144 units. The annexation is a combination of a mixture of residential, parks, church and commercial uses. The City anticipates submitting the application during the 2004-05 fiscal year.

## SUMMARY OF INFRASTRUCTURE IMPROVEMENTS

The General Plan is structured around the philosophy of "pay as you go" to help ensure that adequate infrastructure is provided along with new development. The following is a list of infrastructure improvements, made within the past year and is indicative of the level of attention being given to improving the local infrastructure:

### 1. Public Works - Capital Improvements

#### ANNUAL PROGRAMS

- a. Access ramp improvements
- b. Sidewalk replacement
- c. Street slurry seal and overlay program
- d. Traffic signal installation

- e. Flowline repair
- f. Landscape Maintenance Districts
- g. Median modification program
- h. New sidewalk construction

2. Parks, Recreation, and Community Services

MAJOR PROJECTS

- a. Sand Canyon Trail

3. Transit Improvements

- a. Replaced eleven 1992 commuter buses with new luxury coaches;
- b. Re-allocated resources to expand service to Century City;
- c. Expanded local bus services to serve two new High Schools and one new Junior High;
- d. Completed design and began construction of a 12-acre Transit Maintenance Facility;  
and
- e. Contracted for design and construction of a compressed natural gas (CNG) fueling facility.

GENERAL PLAN MITIGATION MONITORING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) prepared for the General Plan EIR brings together all mitigation measures (largely developed as goals and policies) identified for each environmental issue analyzed in the EIR, identifies implementation measures and sets timelines. The City's progress is as follows:

**A. General Plan Annual Report**

Preparation of this report serves as a reminder of the implementation obligations.

**B. Report on Housing Element Program Implementation**

The Housing Element, unlike the other General Plan elements, consists of programs, rather than implementation measures to facilitate affordable housing. The City is currently working with a consultant to revise the Housing Element and the housing programs. The City anticipates the updated Housing Element will be certified by the Housing and Community Development Department by the end of the 2002-03 fiscal year.

**C. Coordination with Special Districts, County and Regional Governmental Agencies to Ensure Balance of Development with Provision of Services and Compliance with Regional Transportation and Air Quality Goals**

The following activities are ongoing:

1. Each new development application is circulated for review by approximately 20 agencies to determine the effects on service providers and infrastructure capacity.
2. Joint City-County fire facility fees are reviewed and revised annually.
3. The City is continuing its participation in the Santa Clara River Watershed Management Plan with numerous other agencies to inventory and develop management plans for the entire Santa Clara River watershed.
4. The City continues to work with the SCAG. This action will promote regional interaction between the Santa Clarita Valley.
5. The programs mentioned under Joint City/County Planning also involved SCAG as either a funding, or participating party.
6. The City regularly provides comments to the Sanitation Districts that serve the Santa Clarita Valley to ensure that accurate information is provided to the District and that the City Council is aware of the Districts' agendas.

#### GENERAL PLAN LEGISLATION

To keep current of General Plan requirements, the City must annually review new legislation affecting general plans. The City Attorney notifies the Planning Division of new legislation to ensure compliance with state planning laws.

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